

**NOTICE OF CONTINUANCE  
TOWN OF ROCKY HILL  
PLANNING AND ZONING COMMISSION**

The Rocky Hill Planning and Zoning Commission will continue a public hearing on Wednesday, September 17, 2014 beginning immediately following another recessed hearing which is to commence at 6:30 p.m. in the Town Council Room, Second Floor of the Town Hall, 761 Old Main Street, Rocky Hill, CT 06067 for the purpose of the following:

1. Continued from August 20th for the receipt of stamped plans and the number of school aged children on site, Special Permit application for **Stepney Place, LLC**, proposing to convert 27, 365 square feet of office space to 36 residential apartments, under Section 4.1.2 Special Permit Section O, and Site Plan Use exceeding 10,000 square feet, for property located at 1800 Silas Deane Highway, also known as Stepney Place, in a C-Commercial Zoning District, ID#04-412;

At this hearing all interested persons may be heard and written communications will be received. Texts and/or maps of these applications are on file in the Planning Department, Town Hall, and/or the Town Clerk Office, Rocky Hill, Connecticut.

Dated in Rocky Hill, CT this 8th day of September 2014

Planning and Zoning Commission  
Dimple Desai, Chairman  
Victor Zarrilli, Secretary

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1. Continued from August 20th for the review of updated traffic report, peer review report, receive comments on the traffic report and comments related thereto, Proposed settlement of Elm Street Ext, Rocky Hill, LLC v. Rocky Hill Planning and Zoning Commission, zoning appeals with Elm Street Ext Rocky Hill LLC, proposing to resolve and settle its pending zoning appeal by revising its plans originally submitted in August 2013 and denied November 6, 2013 submitted as part of its applications for a Special Permit and Site Plan approval for a medical office building with associated site improvements with frontage on Elm Street Extension, Rocky Hill, CT and designated as Assessor's ID # 12-157;

At this hearing all interested persons may be heard and written communications will be received. Texts and/or maps of these applications are on file in the Planning Department, Town Hall, and/or the Town Clerk Office, Rocky Hill, Connecticut.

Dated in Rocky Hill, CT this 8th day of September 2014

Planning and Zoning Commission  
Dimple Desai, Chairman  
Victor Zarrilli, Secretary

**NOTICE OF CONTINUANCE  
TOWN OF ROCKY HILL  
PLANNING AND ZONING COMMISSION**

The Rocky Hill Planning and Zoning Commission will continue a public hearing on Wednesday, September 17, 2014 beginning immediately following two other recessed hearings which are to commence at 6:30 p.m. in the Town Council Room, Second Floor of the Town Hall, 761 Old Main Street, Rocky Hill, CT 06067 for the purpose of the following:

1. Continued from August 20th for additional information a plan depicting existing legal approved site versus what is being proposed, and abutter notifications, Special Permit/Site Plan Application, **Jenna Cavaliere**, proposing to expand a seasonal restaurant use for annual use with the addition of eight tables near the Connecticut River, placement of two dumpsters and waste oil container, and the allowance for live entertainment, for property located at 277 Meadow Road, in a WF- Waterfront and Floodplain Zoning Districts, ID# 10-321;

At this hearing all interested persons may be heard and written communications will be received. Texts and/or maps of this application are on file in the Planning Department, Town Hall and/or Town Clerk Office, Rocky Hill, Connecticut.

Dated in Rocky Hill, CT this 8th day of September 2014  
Planning and Zoning Commission  
Dimple Desai, Chairman  
Victor Zarrilli, Secretary



**AMENDED (9-11-14)**

**TOWN OF ROCKY HILL  
PLANNING AND ZONING COMMISSION  
NOTICE AND AGENDA OF REGULAR MEETING  
WEDNESDAY, September 17, 2014**

**Town Council Room, Second Floor, Town Hall, 761 Old Main Street, Rocky Hill, CT 06067**

**1. PUBLIC HEARINGS AT 6:30 P.M.**

A. Continued from August 20<sup>th</sup> for the review of updated traffic report, peer review report, receive comments on the traffic report and comments related thereto, Proposed settlement of Elm Street Ext, Rocky Hill, LLC v. Rocky Hill Planning and Zoning Commission, zoning appeals with Elm Street Ext Rocky Hill LLC, proposing to resolve and settle its pending zoning appeal by revising its plans originally submitted in August 2013 and denied November 6, 2013 submitted as part of its applications for a Special Permit and Site Plan approval for a medical office building with associated site improvements with frontage on Elm Street Extension, Rocky Hill, CT and designated as Assessor's ID # 12-157;

B. Continued from August 20<sup>th</sup> for the receipt of stamped plans and the number of school aged children on site, Special Permit application for **Stepney Place, LLC**, proposing to convert 27, 365 square feet of office space to 36 residential apartments, under Section 4.1.2 Special Permit Section O, and Site Plan Use exceeding 10,000 square feet, for property located at 1800 Silas Deane Highway, also known as Stepney Place, in a C-Commercial Zoning District, ID#04-412;

C. Continued from August 20<sup>th</sup> for additional information a plan depicting existing legal approved site versus what is being proposed, and abutter notifications, Special Permit/Site Plan Application, **Jenna Cavalieri**, proposing to expand a seasonal restaurant use for annual use with the addition of eight tables near the Connecticut River, placement of two dumpsters and waste oil container, and the allowance for live entertainment, for property located at 277 Meadow Road, in a WF- Waterfront and Floodplain Zoning Districts, ID# 10-321;

**2. CALL TO ORDER IMMEDIATE FOLLOWING CLOSURE AND/OR RECESS OF PUBLIC HEARING**

**3. PUBLIC (generally limited to 3 minutes)**

**4. ADOPT THE AGENDA**

**5. CONSENT AGENDA**

- A. Minutes and Working Notes from August 20, 2014;
- B. Minutes and Working Notes from August 26, 2014;
- C. Extension Request of 90 day for filing of mylar plans, Oleski Farm re-subdivision off of 395 France Street

**6. AGENDA ITEMS**

A. Remand of zoning appeal, re: Great Meadows Conservation Trust, Inc. v. Planning and Zoning Commission of the Town of Rocky Hill. Clarification of applicability of section 5.2.5.A of the Rocky Hill zoning regulations to the subject Meadow Properties Project

B. Continued from August 20<sup>th</sup> for the review of updated traffic report, peer review report, receive comments on the traffic report and comments related thereto, Proposed settlement of Elm Street Ext, Rocky Hill, LLC v. Rocky Hill Planning and Zoning Commission, zoning appeals with Elm Street Ext Rocky Hill LLC, proposing to resolve and settle its pending zoning appeal by revising its plans originally submitted in August 2013 and denied November 6, 2013 submitted as part of its applications for a Special Permit and Site Plan approval for a medical office building with associated site improvements with frontage on Elm Street Extension, Rocky Hill, CT and designated as Assessor's ID # 12-157;

C. Continued from August 20<sup>th</sup> for the receipt of stamped plans and the number of school aged children on site, Special Permit application for **Stepney Place, LLC**, proposing to convert 27, 365 square feet of office space to 36 residential apartments, under Section 4.1.2 Special Permit Section O, and Site Plan Use exceeding 10,000 square feet, for property located at 1800 Silas Deane Highway, also known as Stepney Place, in a C-Commercial Zoning District, ID#04-412;

D. Continued from August 20<sup>th</sup> for additional information a plan depicting existing legal approved site versus what is being proposed, and abutter notifications, Special Permit/Site Plan Application, **Jenna Cavalieri**, proposing to expand a seasonal restaurant use for annual use with the addition of eight tables near the Connecticut River, placement of two dumpsters and waste oil container, and the allowance for live entertainment, for property located at 277 Meadow Road, in a WF- Waterfront and Floodplain Zoning Districts, ID# 10-321;

**7. ANY OTHER BUSINESS**

- A. Status Update - Public Workshop Meeting, Plan of Conservation and Development

**8. COMMUNICATIONS**

**9. APPROVE BILLS**

- A. Planimetrics Invoice #1024, dated 8-21-2014 for Partial Scoping, Plan Review/Refinement

**10. ADJOURN**

Dated in Rocky Hill CT this 11<sup>th</sup> day of September, 2014

Rocky Hill Planning and Zoning Commission  
Dimple Desai, Chairman  
Victor Zarrilli, Secretary

September 18, 2014

The Hartford Courant  
285 Broad St.  
Hartford, CT 06115

Attention: Legal Advertising

Please insert the enclosed **Zone 6** (in one-inch format) legal notice in the newspaper published for distribution on September 24, 2014. Also, at this time, we **do not** want an affidavit on this legal notice, but would like verification of receipt for the legal notice.

Please send the bill to the office of the Director of Planning and Building, (Account #386559) Rocky Hill Town Hall, 761 Old Main St., Rocky Hill, CT 06067.

Thank you for your cooperation.

Sincerely,

Kimberley A. Ricci  
Director of Planning/Building

cc: Town Clerk

KAR/mn

**LEGAL NOTICE OF ACTION  
TOWN OF ROCKY HILL  
PLANNING & ZONING COMMISSION**

The Town of Rocky Hill Planning and Zoning Commission at their meeting of Wednesday, September 17, 2014 took the following action:

- A. Remand of zoning appeal, re: Great Meadows Conservation Trust, Inc. v. Planning and Zoning Commission of the Town of Rocky Hill. Clarification of applicability of section 5.2.5.A of the Rocky Hill zoning regulations to the subject Meadow Properties Project
- B. Voted to                      Continued from August 20<sup>th</sup> for the review of updated traffic report, peer review report, receive comments on the traffic report and comments related thereto, Proposed settlement of Elm Street Ext, Rocky Hill, LLC v. Rocky Hill Planning and Zoning Commission, zoning appeals with Elm Street Ext Rocky Hill LLC, proposing to resolve and settle its pending zoning appeal by revising its plans originally submitted in August 2013 and denied November 6, 2013 submitted as part of its applications for a Special Permit and Site Plan approval for a medical office building with associated site improvements with frontage on Elm Street Extension, Rocky Hill, CT and designated as Assessor's ID # 12-157;
- C. Voted to                      Continued from August 20<sup>th</sup> for the receipt of stamped plans and the number of school aged children on site, Special Permit application for **Stepney Place, LLC**, proposing to convert 27,365 square feet of office space to 36 residential apartments, under Section 4.1.2 Special Permit Section O, and Site Plan Use exceeding 10,000 square feet, for property located at 1800 Silas Deane Highway, also known as Stepney Place, in a C-Commercial Zoning District, ID#04-412;
- D. Voted to                      Continued from August 20<sup>th</sup> for additional information a plan depicting existing legal approved site versus what is being proposed, and abutter notifications, Special Permit/Site Plan Application, **Jenna Cavalieri**, proposing to expand a seasonal restaurant use for annual use with the addition of eight tables near the Connecticut River, placement of two dumpsters and waste oil container, and the allowance for live entertainment, for property located at 277 Meadow Road, in a WF- Waterfront and Floodplain Zoning Districts, ID# 10-321;
- E. Voted to                      Extension Request of 90 day for filing of mylar plans, Oleski Farm re-subdivision off of 395 France Street
- F. Voted to    Status Update - Public Workshop Meeting, Plan of Conservation and Development
- G. Voted to    Planimetrics Invoice #1024, dated 8-21-2014 for Partial Scoping, Plan Review/Refinement

Dated in Rocky Hill, Connecticut this 24th day of September, 2014

Planning and Zoning Commission  
Dimple Desai, Chairman  
Victor Zarrilli, Secretary

**TOWN OF ROCK HILL  
INTER-OFFICE**

**TO:** Town Clerk Office

**FROM:** Kimberley Ricci, Director of Planning & Building

**SUBJECT:** Filing of Legal Notice

**DATE:** September 18, 2014

Enclosed, please find for filing in your office the following:

1. The copy of a Legal Notice, which is to be inserted in the Hartford Courant on the date specified.

Thank you for your help and cooperation.

Kimberley A. Ricci  
Director of Planning/Building

KAR/mn